

1525 OLD OAK HARBOR ROAD  
FREMONT, OH 43420

COMMERCIAL BUILDING FOR SALE  
2,928 Square Feet Available (Per Auditor)



**SIGNATURE  
ASSOCIATES**  
KNOW SIGNATURE | KNOW RESULTS

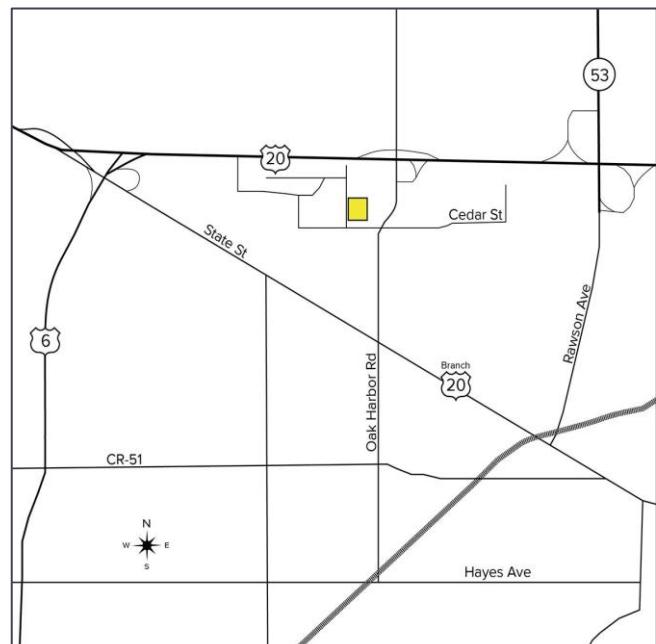
FULL-SERVICE COMMERCIAL REAL ESTATE

FORMER CARWASH



## GENERAL INFORMATION

Sale Price:	\$349,000
Building Size:	2,928 (per auditor)
Number of Stories:	1
Year Constructed:	1990; renovated 2022
Condition:	Great
Acreage:	1.06 (per auditor)
Closest Cross Street:	Cedar Street
County:	Sandusky
Zoning:	499-other commercial structures
Parking:	20± spaces
Curb Cuts:	3 plus rear easement
Street:	2 lanes with rear access

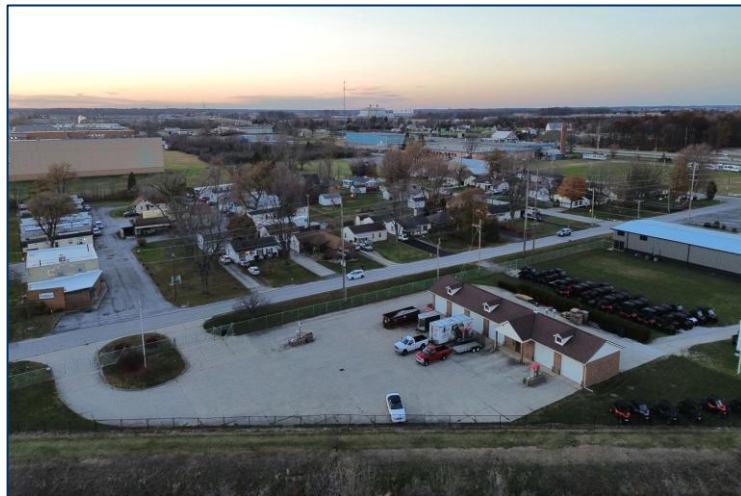


For more information, please contact:

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7150 Granite Circle, Suite 200  
Toledo, Ohio 43617  
[www.signatureassociates.com](http://www.signatureassociates.com)



### BUILDING SPECIFICATIONS

Exterior Walls:	Brick
Structural System:	Wood/brick
Roof:	Pitch shingle
Floors:	Concrete
Ceiling Height:	10' – 12'
Heating:	GFA
Air Conditioning:	No
Power:	120/208
Restrooms:	1
Security System:	Yes
Overhead Doors:	6 drive thru bays with 10' x 10' doors
Signage:	Façade

### BUILDING INFORMATION

Current Occupant:	Schiets Motorsports
Occupancy Date:	Upon closing
Sign on Property:	Yes
Showing Instructions:	Call agents

### 2025 REAL ESTATE TAXES

Parcel Number:	34-60-00-0330-03
Total Annual Taxes:	\$2,086.10

### Comments:

- 6 drive thru bays
- Distance to US 20 – 0.45 miles
- Distance to SR-53 – 1.49 miles
- Distance to I-90 (Ohio Turnpike) - 3.73 miles

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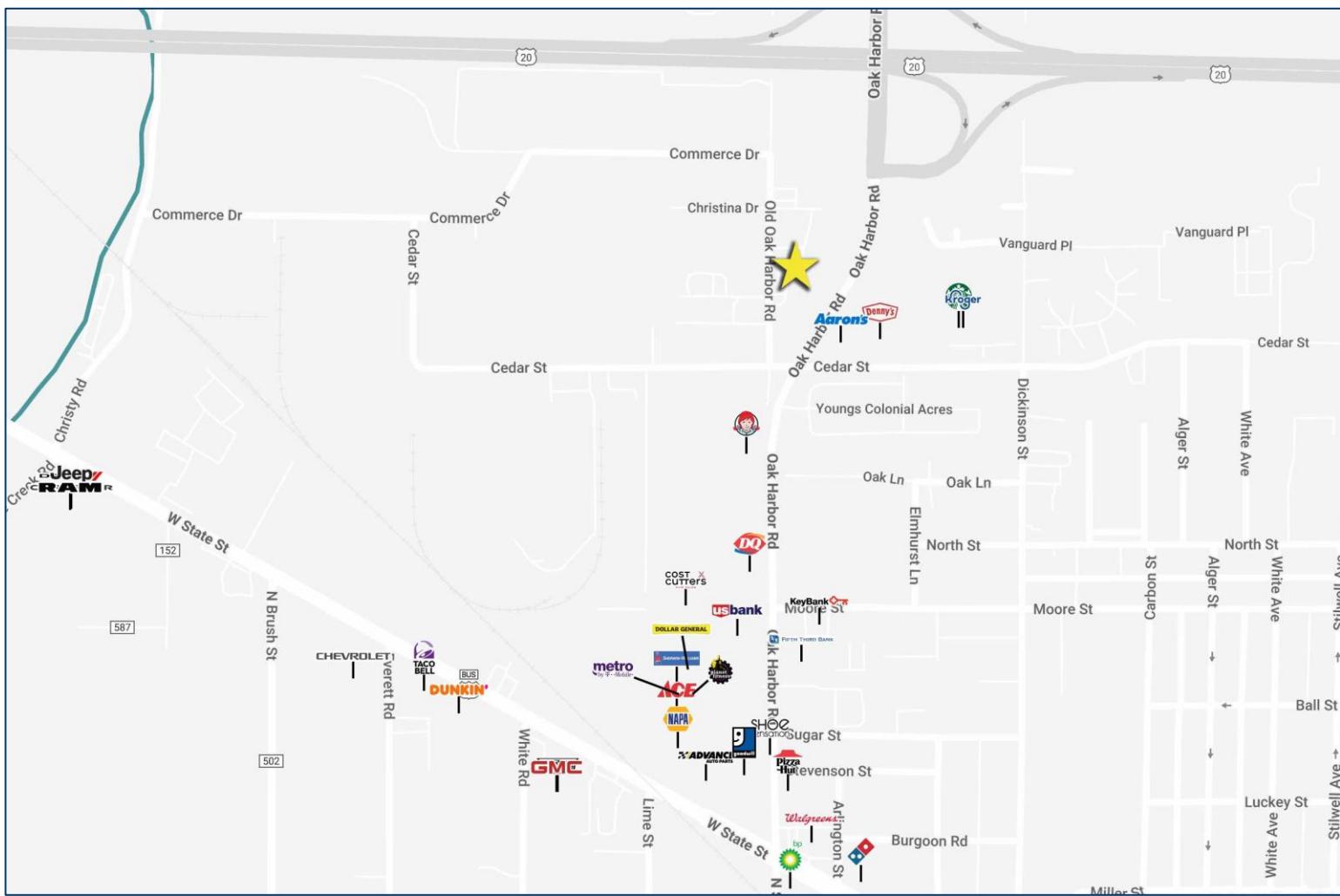
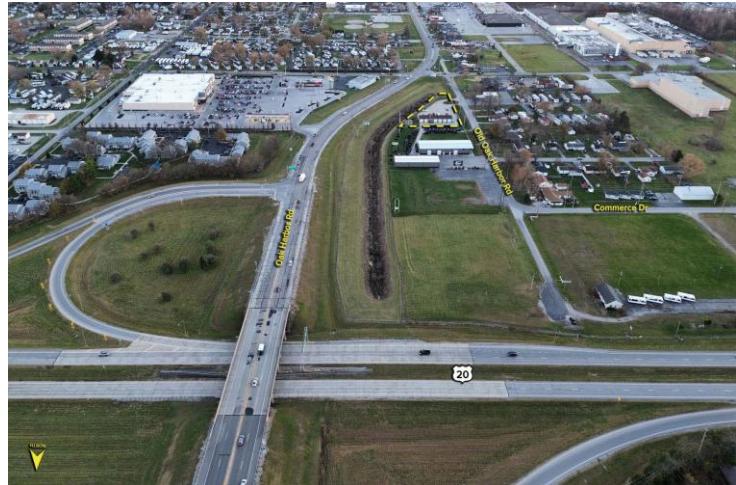
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# 1525 Old Oak Harbor Road, Fremont, OH 43420

## Commercial Building For Sale

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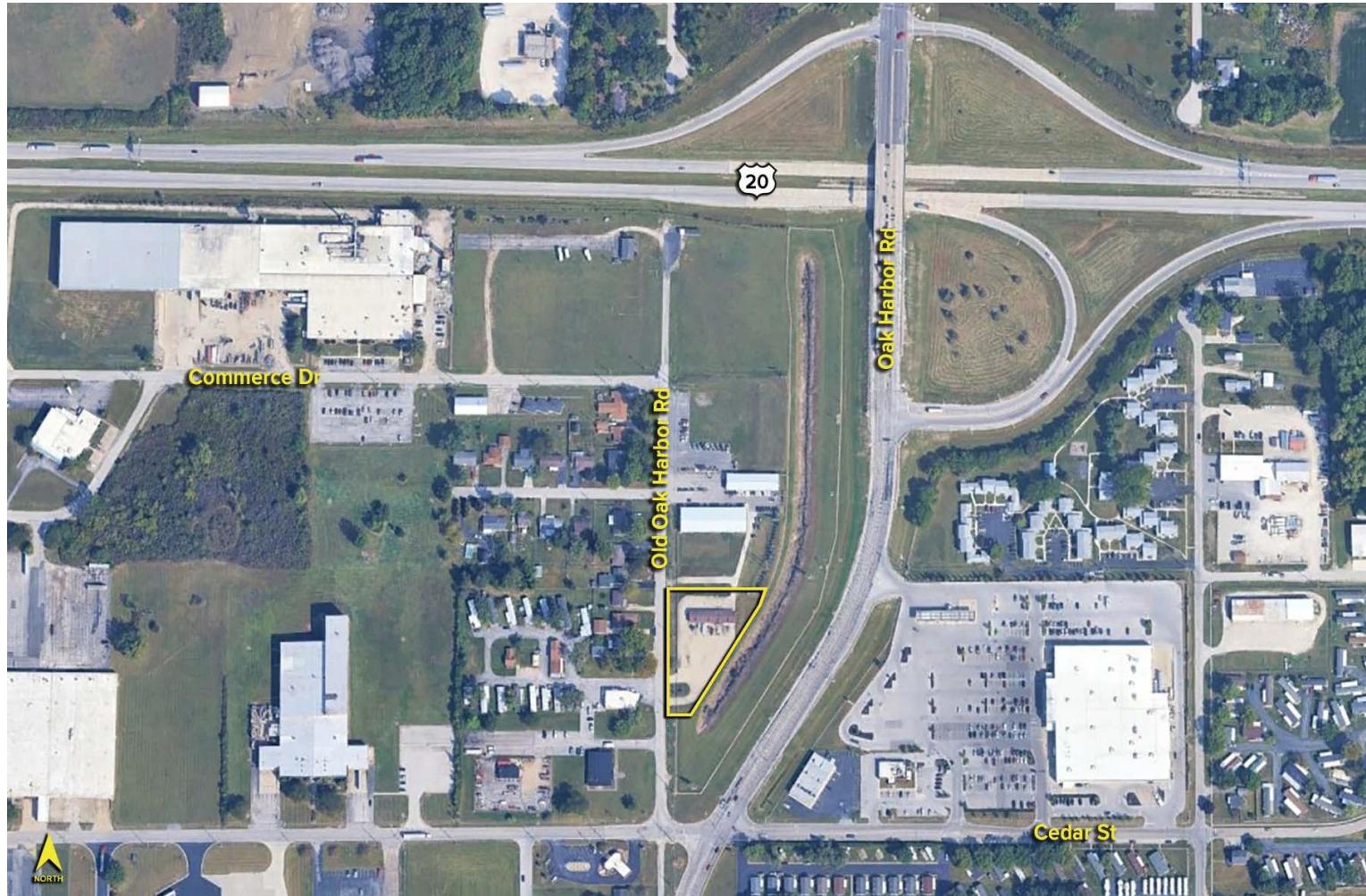
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#### TRAFFIC COUNTS (TWO-WAY)

7,778 Oak Harbor Road

20,971 US 20

#### DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	4,085	\$43,422
3 MILE	21,370	\$61,474
5 MILE	26,983	\$65,324

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